

Chapter 6

ENVIRONMENT AND HEALTH

Table of Contents

NUISANCES

- 6.005 Definitions
- 6.007 Nuisances - Prohibition and Responsibility to Abate
- 6.010 Nuisances Affecting the Public
- 6.015 Rodent Control - Conditions Attracting Rats Prohibited
- 6.050 Garbage and Debris - Disposition
- 6.055 Garbage Cans and Containers
- 6.080 Abatement Procedures
 - Notice
- 6.085 - By a Person Responsible
- 6.090 - By the City
- 6.095 - Joint Responsibility
- 6.100 - Assessment of Costs
- 6.105 - Separate From Penalty
- 6.110 - Summary Abatement
- 6.115 Legal Proceeding for Abatement

AIR POLLUTION REGULATIONS

- 6.200 Outdoor Burning
- 6.205 Motor Vehicle Emissions
 - Definitions
- 6.210 - General Requirements
- 6.215 - Method of Measurement
- 6.220 - Enforcement

TOBACCO PRODUCTS and SMOKING

- 6.225 Definitions
- 6.230 Smoking Prohibited in Public Places and Places of Employment
- 6.235 Smoking Prohibited
 - Enforcement
- 6.240 - Exceptions

SOLID FUEL SPACE HEATING DEVICES

- 6.250 Solid Fuel Space Heating Devices
 - Definitions
- 6.255 - Prohibitions
- 6.260 - Exemptions
- 6.265 - Enforcement

TREE PRESERVATION

- 6.300 Definitions
- 6.305 Tree Felling Prohibition
- 6.310 Procedure for Obtaining Tree Felling Permit
- 6.320 Criteria for Permit Issuance
- 6.325 Appeal
- 6.330 Trees, Felling - Exceptions

HAZARDOUS SUBSTANCE DISCHARGE AND REMOVAL

- 6.340 Hazardous Substance
 - Definitions
- 6.345 - Purpose
- 6.350 - City Manager Authority to Undertake Removal Action
- 6.355 - Prohibition on Releases
- 6.360 - Duty to Report
- 6.365 - Assessment, Evaluation and Investigation
- 6.370 - Removal Action
- 6.375 - Prohibition on Building
- 6.380 - Violations

SEWERAGE SYSTEMS

- 6.401 Intention to Operate Sewerage Systems
- 6.406 Definitions
- 6.411 Ratemaking
- 6.416 Charges
 - Adjustments
- 6.421 - Collection and Payment
- 6.426 - Delinquencies
- 6.431 - Penalty for Nonpayment
- 6.436 - Cost of Collection
- 6.441 Premises Located Outside City - Connection Prohibited
- 6.446 Discharge of Foreign Matter - Preventative Devices
- 6.451 Administrative Regulations and Methodology

WASTEWATER SERVICE

- 6.461 Wastewater Service Charges
- 6.466 Wastewater Service Charges - Customers not Served by Eugene Water & Electric Board.
- 6.471 Wastewater System and Sewage Disposal Regulations – Connections Required
- 6.476 Property Served by Existing Wastewater Sewers - Equivalent Assessment
- 6.481 Method of Paying Cost and Expense of Wastewater Sewers

INDUSTRIAL PRETREATMENT PROGRAM

- 6.501 Industrial Pretreatment Program
 - Declaration of Policy
- 6.506
 - Definitions
- 6.511
 - General Discharge Prohibitions
- 6.516
 - Pretreatment Standards; Restricted Substances
- 6.521
 - Excessive Discharge
- 6.526
 - Accidental Discharges
- 6.531
 - Notice of Discharges
- 6.536
 - Notice of Hazardous Waste Discharge
- 6.541
 - Agreements
- 6.546
 - Fees
- 6.551
 - Administration
- 6.556
 - Public Nuisance
- 6.561
 - Cease and Desist Order
- 6.566
 - Submission of Time Schedule
- 6.571
 - Termination and Revocation of Discharge Permit
- 6.576
 - Public Notification of Significant Noncompliance
- 6.581
 - Implementation
- 6.586
 - Enforcement Orders
- 6.591
 - Reconsideration and Appeal
- 6.596
 - Damage to Facilities/Correction of Violations

STORMWATER SERVICE AND FACILITY MAINTENANCE

- 6.600 Charges for Stormwater Service
- 6.605 Initiation and Adjustment of Billing
- 6.610 Stormwater and Sewers - Connection; Equivalent Assessment
- 6.615 Stormwater Facility Operation and Maintenance

EROSION PREVENTION

- 6.625 Erosion Prevention
 - Purpose
- 6.630
 - Applicability and Compliance
- 6.635
 - Permits
- 6.640
 - Enforcement
- 6.645
 - Rules

OPEN WATERWAYS

- 6.650 Open Waterways
 - Purpose
- 6.655
 - Prohibition
- 6.660
 - Exemptions
- 6.665
 - Enforcement
- 6.670
 - Appeals

OZONE PROTECTION

- 6.700 Ozone Protection
 - Intent
- 6.705 - Definitions
- 6.710 - Product Restrictions
- 6.715 - Exemption for Use of Existing Inventory
- 6.720 - Violations
- 6.725 - Rulemaking

ENVIRONMENTAL NOISE DISTURBANCE

- 6.750 Environmental Noise Disturbance
 - Specific Prohibitions
- 6.755 - Exemptions, Variances

MISCELLANEOUS

- 6.800 Junk and Used Vehicle Accumulations
- 6.805 Littering
- 6.810 Prohibited Deposits in Millrace
- 6.815 Obnoxious Vegetation
 - Definitions, Prohibitions, Abatement
- 6.820 - Waiver
- 6.825 - Notice
- 6.830 - Private Abatement
- 6.835 - Abatement by City; Penalty
- 6.840 - Collection of Costs
- 6.845 - Enforcement and Discharge of Duties

PENALTIES

- 6.990 Penalties
 - Specific
- 6.992 - General
- 6.995 Administrative Civil Penalty

Chapter 7

PUBLIC IMPROVEMENTS

Table of Contents

7.005	City Engineer - Defined
7.007	Rules and Regulations
7.010	Definitions

LOCAL IMPROVEMENTS

7.085	Standard Specifications and Design Standards
7.087	Lines, Corners and Bench Marks
7.095	Closing Street During Construction
7.100	Manual on Traffic Control Devices, Signing, etc. for Construction and Maintenance on Streets
7.105	Compliance With Manual Required
7.125	Local Improvements - Deadlines
7.130	Construction of Public Improvements <ul style="list-style-type: none">- Engineering and Inspection Fees
7.140	<ul style="list-style-type: none">- Preparation of Plans by Petitioner's Engineer
7.145	<ul style="list-style-type: none">- Bond
7.148	Culverts - Repair, Reconstruction, Removal
7.152	Sidewalks and Culverts Repair and Reconstruction <ul style="list-style-type: none">- Notice
7.153	<ul style="list-style-type: none">- Privilege of Property Owner
7.154	<ul style="list-style-type: none">- Charges
7.155	Sidewalks - Construction; Initiation and Notice
7.156	Sidewalks - Construction - Hearing and Order
7.157	New Sidewalk Construction - Enforcement and Lien
7.160	Local Improvements <ul style="list-style-type: none">- Initiation
7.165	<ul style="list-style-type: none">- Public Notice and Call for Bids
7.166	<ul style="list-style-type: none">- Hearing on Improvement
7.170	<ul style="list-style-type: none">- Assessments - Computation
7.175	<ul style="list-style-type: none">- Apportionment of Assessments
7.185	<ul style="list-style-type: none">- Assessments - Notice
7.187	<ul style="list-style-type: none">- Assessments - Hearing
7.190	<ul style="list-style-type: none">- Assessments - Levy and Notice Thereof
7.195	Local Improvements <ul style="list-style-type: none">- Deferral, Extension, or Modification of Payment of Assessment – Eligibility for Improvement Assistance Programs
7.197	<ul style="list-style-type: none">- Deferral of Assessment Payment - Eligibility Based on Delay of Benefit
7.200	<ul style="list-style-type: none">- Agreement to Defer, Extend, or Modify Assessment Payments
7.205	<ul style="list-style-type: none">- Interest on Assessment Payments Deferred, Modified, or Extended
7.210	<ul style="list-style-type: none">- Termination of Deferral, Extension, or Modification of Assessment

Eugene Code

- Payments
- 7.215 - Deferral, Extension, or Modification of Assessment Payments – Investigation of Continued Eligibility
- 7.220 - Deferral, Extension, or Modification of Assessment Payments - Liens
- 7.225 - Lien Records and Foreclosure Proceedings
- 7.230 - Errors in Assessment Calculations
- 7.235 - Deficit Assessment
- 7.240 - Rebates
- 7.250 - Segregation of Assessments
- 7.255 - Abandonment of Proceedings
- 7.260 - Curative Provisions
- 7.265 - Reassessments
- 7.270 City Bonds in Payment of Special Assessment Liens and City Property
- 7.280 Street Tree Program - Policy, Standards, Procedure

CONSTRUCTION REQUIREMENTS FOR INDIVIDUALS, CONTRACTORS, FRANCHISEES AND PERMITS FOR USE OF PUBLIC WAY

- 7.290 Construction and Use of Public Way - Permit Required; Standard Specifications
- 7.295 Public Way Construction and Use - Permit Application
- 7.297 Permit - Insurance Requirement; Safety
- 7.299 Public Way Construction and Use
 - Permit Suspension or Revocation
- 7.300 - Permit Fees
- 7.302 - Location of Facilities
- 7.305 - Municipal Utilities and Franchisee Opening Permits and Inspection
- 7.307 - Repair
- 7.308 Opening Public Ways - Restoration and Maintenance
- 7.309 Public Way Construction and Use - Culvert Installations
- 7.340 Television Cable Trenching

SIDEWALK, CURB AND DRIVEWAY REQUIREMENTS

- 7.360 Sidewalks
 - Standards
- 7.370 - Owners to Fill Ground Between Curb and Sidewalk
- 7.375 Sidewalks and Driveway Approaches - Owner's Responsibility to Maintain
- 7.380 Sidewalks - Privately Constructed
- 7.385 Building Construction - Sidewalk and Driveway Approach Permit Required
- 7.390 Storage of Materials in Streets During Sidewalk Construction
- 7.395 Curbs - Requirements
- 7.400 Driveways
 - Definitions
- 7.405 - Prohibited Locations, Special Requirements and Revocation
- 7.407 Equivalent Street Assessment
- 7.410 Driveways - Curb Cut
 - Existing Driveways
- 7.415 - Existing Driveways
- 7.420 - General Construction Requirements
- 7.425 - Near Alleys

Eugene Code

- 7.430 - Areas of Limited Street Improvements
- 7.435 - Use of Public Property
- 7.445 Construction in Public Right-of-Way

OFF-STREET PARKING DISTRICTS

- 7.465 Off-Street Parking
 - Survey and Report
- 7.470 - Council Action
- 7.475 - Resolution and Notice of Intention
- 7.480 - Hearing; Council Decision
- 7.485 - Manner of Work Specified in Resolution
- 7.490 - Bids and Contracts
- 7.495 - Special Hearing of Objections
- 7.500 - Notice of Proposed Assessment
- 7.505 - Assessment Ordinance
- 7.510 - Method of Assessment and Alternative Methods of Financing
- 7.520 - Notice of Actual Assessment
- 7.525 - Semiannual Installment Payments
- 7.530 - Lien Records and Foreclosure Proceedings
- 7.535 - Errors in Assessment Calculations
- 7.540 - Deficit Assessments
- 7.541 - Excess Assessments
- 7.543 - Fund for Bond Redemption
- 7.550 - Abandonment of Proceedings
- 7.555 - Curative Provisions
- 7.560 - Reassessment
- 7.565 - Application to New or Existing Facilities

TREES AND FOLIAGE IN RIGHT-OF-WAY

- 7.635 Foliage - Permit to Plant
- 7.640 - Certain Trees Prohibited
- 7.650 - Trimming, Pruning or Removal

SYSTEMS DEVELOPMENT CHARGES

- 7.700 SDC - Purpose
- 7.702 - Scope
- 7.705 - Systems Development Charge Established
- 7.710 - Methodology
- 7.715 - Compliance With State Law
- 7.720 - Collection of Charge
- 7.725 - Exemptions
- 7.730 - Credits
- 7.735 - Appeal Procedures
- 7.740 - Prohibited Connection

PENALTIES

- 7.990 Penalties - Specific

Chapter 9

LAND USE

Table of Contents

GENERAL ADMINISTRATION

GENERAL

- 9.0010 Title
- 9.0020 Purpose
- 9.0030 Authority
- 9.0040 Land Use Code and Decision Interpretation
- 9.0050 Interpretation of Purpose Sections
- 9.0060 Compliance with Standards Prior to Issuance of Permit
- 9.0080 Religious Exercise

CODE ENFORCEMENT & PENALTIES

- 9.0200 Inspection and Right of Entry
- 9.0210 Abatement
- 9.0220 Legal Proceedings by City Attorney
- 9.0230 Stop Work Orders
- 9.0240 Stop Use Orders
- 9.0260 Revocation of Conditional Use Permits
- 9.0270 Administrative Civil Penalties
- 9.0275 Penalties - Specific
- 9.0280 Remedies - Cumulative

DEFINITIONS

- 9.0500 Definitions

ZONING - GENERAL PROVISIONS

GENERAL

- 9.1000 Introduction
- 9.1010 Purpose of Zoning Regulations
- 9.1020 Applicability of Zoning Regulations
- 9.1030 Establishment and List of Zones
- 9.1040 Establishment and List of Overlay Zones
- 9.1045 Reclassification of Prior Zones
- 9.1050 Establishment of Zone Boundaries and Overlay Zone Boundaries by Map

Eugene Code

- 9.1060 Changes in Zone Boundaries and Overlay Zone Boundaries
- 9.1070 Uncertainty of Zone Boundaries and Overlay Zone Boundaries
- 9.1080 Zone Verification

LEGAL NONCONFORMING SITUATIONS

- 9.1200 Purpose for Regulation of Nonconforming Situations
- 9.1210 Legal Nonconforming Lots of Record
- 9.1220 Legal Nonconforming Use
- 9.1230 Legal Nonconforming Structure
- 9.1240 Legal Pre-Existing Uses

BASE ZONES

AGRICULTURAL ZONE

- 9.2000 Purpose of AG Agricultural Zone
- 9.2010 Agricultural Zone Land Use and Permit Requirements
- 9.2011 Special Use Limitations for Table 9.2010
- 9.2020 Agricultural Zone Lot and Development Standards

COMMERCIAL ZONES

- 9.2100 Purpose of C-1 Neighborhood Commercial Zone
- 9.2110 Purpose of C-2 Community Commercial Zone
- 9.2120 Purpose of C-3 Major Commercial Zone
- 9.2130 Purpose of C-4 Commercial/Industrial Zone
- 9.2140 Purpose of GO General Office Zone
- 9.2150 Commercial Zone
 - Siting Requirements
- 9.2160
 - Land Use and Permit Requirements
- 9.2161 Special Use Limitations for Table 9.2160
- 9.2170 Commercial Zone Development Standards - General
- 9.2171 Special Commercial Zone Development Standards for Table 9.2170
- 9.2173 Commercial Zone Development Standards
 - Large Commercial Facilities
- 9.2175
 - Large Multi-Tenant Commercial Facilities
- 9.2180 Commercial Zone Lot Standards
- 9.2181 Special Standards for Table 9.2180

INDUSTRIAL ZONES

- 9.2400 Purpose of I-1 Campus Industrial Zone
- 9.2410 Purpose of I-2 Light-Medium Industrial Zone
- 9.2420 Purpose of I-3 Heavy Industrial Zone
- 9.2430 Industrial Zone Siting Requirements
- 9.2450 Industrial Zone Land Use and Permit Requirements
- 9.2451 Special Use Limitations for Table 9.2450
- 9.2460 Industrial Zone Development Standards

Eugene Code

- 9.2461 Special Development Standards for Table 9.2460
- 9.2470 Industrial Zoning Lot Standards
- 9.2471 Special Standards for Table 9.2470

NATURAL RESOURCE ZONE

- 9.2500 Purpose of NR Natural Resource Zone
- 9.2510 Natural Resource Zone
 - Siting Requirements
- 9.2520 - Land Use and Permit Requirements
- 9.2530 - Development Standards
- 9.2540 - Lot Standards

PARK, RECREATION AND OPEN SPACE ZONE

- 9.2600 Purpose of PRO Park, Recreation, and Open Space Zone
- 9.2610 Park, Recreation and Open Space Zone Siting Requirements
- 9.2620 PRO Zone Terms
- 9.2630 PRO Zone Land Use and Permit Requirements
- 9.2631 Special Use Limitations for Table 9.2630
- 9.2640 PRO Zone Development Standards
- 9.2650 PRO Zone Lot Standards

PUBLIC LAND ZONE

- 9.2680 Purpose of Public Land Zone
- 9.2681 Public Land Zone Siting Requirements
- 9.2682 Public Land Zone Land Use and Permit Requirement
- 9.2683 Special Use Limitations
- 9.2684 Public Land Zone Development Standards
- 9.2685 Special Development Standards for Table 9.2684
- 9.2686 Public Land Zone Lot Standards
- 9.2687 Special Standards for Table 9.2686

RESIDENTIAL ZONES

- 9.2700 Purpose of R-1 Low-Density Residential Zone
- 9.2705 Purpose of R-1.5 Rowhouse Zone
- 9.2710 Purpose of R-2 Medium-Density Residential Zone
- 9.2720 Purpose of R-3 Limited High-Density Residential Zone
- 9.2730 Purpose of R-4 High-Density Residential Zone
- 9.2735 Residential Zone Siting Requirements
- 9.2740 Residential Zones Land Use and Permit Requirements
- 9.2741 Special Use Limitations for Table 9.2740
- 9.2750 Residential Zone Development Standards
- 9.2751 Special Development Standards for Table 9.2750
- 9.2760 Residential Zone Lot Standards
- 9.2761 Special Standards for Table 9.2760
- 9.2770 Small Lot Standards for R-2, R-3 and R-4 Zones
- 9.2775 Residential Flag Lot Standards for R-1

Eugene Code

9.2777 Duplex Division Lot Standards

SOLAR STANDARDS

9.2780 Purpose of Solar Standards
9.2790 Solar Lot Standards
9.2795 Solar Setback Standards

SPECIAL AREA ZONES

GENERAL

9.3000 Purpose for Creating Special Area Zones
9.3010 Applicability of General Regulations and Standards
9.3015 Process for Establishment or Change of an S Special Area Zone
9.3020 Criteria for Establishment of an S Special Area Zone
9.3030 Required Provisions of a Special Area Zone Ordinance

S-C CHAMBERS SPECIAL AREA ZONE

9.3050 Purpose of S-C Chambers Special Area Zone
9.3055 - Siting Requirements
9.3060 - Land Use and Permit Requirements and Special Use Limitations
9.3065 - Development Standards

S-CN CHASE NODE SPECIAL AREA ZONE

9.3100 Purpose of S-CN Chase Node Special Area Zone
9.3105 S-CN Chase Node Special area Zone Siting Requirements
9.3110 S-CN Chase Node Public Land Subarea and S-CN/PRO Chase Node Park, Recreation and Open Space Subarea Regulations
9.3115 S-CN Chase Node Special Area Zone Land Use and Permit \Requirements
9.3116 Special Use Limitation for Table 9.3115
9.3120 Prohibited Uses in the S-CN Chase Node Special Area Zone
9.3125 S-CN Chase Node Special Area Zone Development Standards
9.3126 Special Development Standards for Table 9.3125(3)(g)

S-DW DOWNTOWN WESTSIDE SPECIAL AREA ZONE

9.3200 Purpose of S-DW Downtown Westside Special Area Zone
9.3205 S-DW Downtown Westside Special Area Zone
- Siting Requirements
9.3210 - Land Use and Permit Requirements
9.3211 Special Use Limitations for Table 9.3210
9.3215 S-DW Downtown Westside Special Area Zone Development Standards
9.3216 Special Development Standards for Table 9.3215
9.3220 S-DW Downtown Westside Special Area Zone Lot Standards
9.3221 Special Standards for Table 9.3220

S-E ELMIRA ROAD SPECIAL AREA ZONE

- 9.3300 Purpose of S-E Elmira Road Special Area Zone
- 9.3305 S-E Elmira Road Special Area Zone
 - Siting Requirements
- 9.3310 - Land Use and Permit Requirements
- 9.3311 Special Use Limitations for Table 9.3310
- 9.3315 S-E Elmira Road Special Area Zone Development and Lot Standards

S-F FIFTH AVENUE SPECIAL AREA ZONE

- 9.3400 Purpose of S-F Fifth Avenue Special Area Zone
- 9.3405 S-F Fifth Avenue Special Area Zone
 - Land Uses
- 9.3410 - Development and Lot Standards
- 9.3415 - Public Facility Standards

S-H HISTORIC ZONE

- 9.3450 S-H Historic Zones
- 9.3455 S-H Historic Zones - Adjustment to Development Standards

S-HB BLAIR BOULEVARD HISTORIC COMMERCIAL SPECIAL AREA ZONE

- 9.3500 Purpose of S-HB Blair Boulevard Historic Commercial Special Area Zone
- 9.3505 Description of S-HB Blair Boulevard Historic Commercial Special Area Zone
- 9.3510 S-HB Blair Boulevard Historic Commercial Special Area Zone
 - Uses
- 9.3515 - Development Standards

S-RP RIVERFRONT PARK SPECIAL AREA ZONE

- 9.3700 Purpose of S-RP Riverfront Park Special Area Zone
- 9.3705 S-RP Riverfront Park Special Area Zone
 - Siting Requirements
- 9.3710 - Permitted Uses
- 9.3715 - Development Standards
- 9.3720 - Public Facilities
- 9.3725 - Review Procedures
- 9.3730 - Required Reporting

S-RN ROYAL NODE SPECIAL AREA ZONE

- 9.3800 Purpose of S-RN Royal Node Special Area Zone
- 9.3805 S-RN Royal Node Special Area Zone Siting Requirements
- 9.3808 S-RN/NR Royal Node Natural Resources Subarea and S-RM/PRO Royal Node Park, Recreation and Open Space Subarea Regulations
- 9.3810 S-RN Royal Node Special Area Zone Land Use and Permit Requirements
- 9.3811 Special Use Limitations for Table 9.3810
- 9.3815 S-RN Royal Node Special Area Zone Development Standards - General

Eugene Code

- 9.3816 Special Development Standards for Table 9.3815(3)(n)
- 9.3822 S-RN Royal Node Special Area Zone Lot Standards
- 9.3823 Special Standards for Table 9.3822

S-W WHITEAKER SPECIAL AREA ZONE

- 9.3900 Purpose of S-W Whiteaker Special Area Zone
- 9.3905 S-W Whiteaker Special Area Zone
 - Siting Requirements
- 9.3910 - Land Use and Permit Requirements
- 9.3911 Special Use Limitations for Table 9.3910
- 9.3915 S-W Whiteaker Special Area Zone Development and Lot Standards

OVERLAY ZONES

GENERAL

- 9.4000 Overlay Zones - Purpose and Applicability of Standards

/# RESIDENTIAL DENSITY RANGE OVERLAY ZONE

- 9.4050 Purpose of Residential Density Range Overlay Zone
- 9.4060 Applicability
- 9.4065 Standards

/BW BROADWAY OVERLAY ZONE

- 9.4070 Purpose of /BW Broadway Overlay Zone
- 9.4075 /BW Broadway Overlay Zone Siting Requirements
- 9.4080 Applicability
- 9.4085 /BW Broadway Overlay Zone Development Standards
- 9.4090 Prohibited Uses in the /BW Broadway Overlay Zone

/CAS COMMERCIAL AIRPORT SAFETY OVERLAY ZONE

- 9.4100 Purpose of /CAS Airport Safety Overlay Zone
- 9.4110 Applicability
- 9.4120 Commercial Airport Safety Overlay Zone Terms
- 9.4130 Use Limitations

/EC EAST CAMPUS OVERLAY ZONE

- 9.4200 Purpose of /EC East Campus Overlay Zone
- 9.4205 Siting Requirements
- 9.4210 Applicability
- 9.4215 Prohibited Uses and Special Use Limitations
- 9.4220 Development Standards

/ND NODAL DEVELOPMENT OVERLAY ZONE

- 9.4250 Purpose of /ND Nodal Development Overlay Zone
- 9.4260 Procedure for Applying the /ND Nodal Development Overlay Zone
- 9.4270 Applicability
- 9.4280 Prohibited Uses and Special Use Limitations
- 9.4290 Density and Development Standards

/PD PLANNED UNIT DEVELOPMENT OVERLAY ZONE

- 9.4300 Purpose of /PD Planned Unit Development Overlay Zone
- 9.4310 Applicability

/SR SITE REVIEW OVERLAY ZONE

- 9.4400 Purpose of /SR Site Review Overlay Zone
- 9.4410 Applicability

/TD TRANSIT ORIENTED DEVELOPMENT OVERLAY ZONE

- 9.4500 Purpose of /TD Transit Oriented Development Overlay Zone
- 9.4510 Applicability
- 9.4520 /TD Transit Oriented Development Overlay Zone Land Use and Permit Requirements
- 9.4530 /TD Transit Oriented Development Overlay Zone Development Standards

/UL URBANIZABLE LAND OVERLAY ZONE

- 9.4600 Purpose of /UL Urbanizable Land Overlay Zone
- 9.4610 Applicability
- 9.4620 /UL Land Divisions and Property Line Adjustments
- 9.4630 /UL Urbanizable Land Overlay Zone Land Use and Permit Requirements
- 9.4640 Annexation and/or Annexation Agreement
- 9.4650 Industrial Corridor Annexation Agreement

/WP WATERSIDE PROTECTION OVERLAY ZONE

- 9.4700 Purpose of /WP Waterside Protection Overlay Zone
- 9.4710 Applicability
- 9.4715 /WP Waterside Protection Overlay Zone Siting Requirements
- 9.4720 Waterside Protection Areas
- 9.4730 /WP Waterside Protection Overlay Zone Land Use and Permit Requirements
- 9.4740 Prohibited Practices
- 9.4750 Conveyance of Stormwater Maintenance Easement
- 9.4760 Exceptions

/WB WETLAND BUFFER OVERLAY ZONE

- 9.4800 Purpose of /WB Wetland Buffer Overlay Zone
- 9.4810 Applicability

Eugene Code

- 9.4815 /WB Wetland Buffer Siting Requirements
- 9.4820 Wetland Buffer Areas
- 9.4830 /WB Wetland Buffer Overlay Zone Land Use and Permit Requirements
- 9.4840 Prohibited Practices
- 9.4850 Exceptions
- 9.4860 /WB Miscellaneous Provisions

/WR WATER RESOURCES CONSERVATION OVERLAY ZONE

- 9.4900 Purpose
- 9.4910 Applicability
- 9.4913 Relationship to Other Zones
- 9.4915 Siting Requirements
- 9.4920 Components of /WR Conservation Area
- 9.4930 Permitted and Prohibited Uses and Exceptions
- 9.4940 Conveyance of Stormwater Maintenance Easement
- 9.4950 Adjustments
- 9.4960 Map or Zone Error
- 9.4970 State Wetland Notification
- 9.4980 Development Standards

SPECIAL DEVELOPMENT STANDARDS FOR CERTAIN USES

SPECIAL DEVELOPMENT STANDARDS FOR CERTAIN USES

- 9.5000 Purpose and Applicability
- 9.5050 Amateur Radio Antenna Structure Standards
- 9.5100 Bed and Breakfast Standards
- 9.5150 Collection Center, Collection of Used Goods Standards
- 9.5200 Day Care, Small (3-12 people served) Standards
- 9.5250 Farm Animal Standards
- 9.5300 Homeless Shelters Standards
- 9.5350 Home Occupation Standards
- 9.5400 Manufactured Home/Dwelling Park Standards
- 9.5450 Model Home Sales Office Standards
- 9.5500 Multiple-Family Standards
- 9.5600 Recreational Vehicle Parks Standards
- 9.5650 Recycling-Small Collection Facility Standards
- 9.5750 Telecommunication Devices-Siting Requirements and Procedures
- 9.5800 Temporary Activity Special Development Standards
- 9.5850 Wildlife Care Center Standards

GENERAL STANDARDS FOR ALL DEVELOPMENT

GENERAL

- 9.6000 Purpose and Applicability
- 9.6010 Applications Proposing Needed Housing

BICYCLE PARKING STANDARDS

- 9.6100 Purpose of Bicycle Parking Standards
- 9.6105 Bicycle Parking Standards
- 9.6110 Adjustments to Bicycle Parking Standards

LANDSCAPE STANDARDS

- 9.6200 Purpose of Landscape Standards
- 9.6205 Landscape Standards
- 9.6207 Required Plant Materials
- 9.6210 Description of Landscape Standards
- 9.6215 Credit for Preservation of Heritage Trees
- 9.6220 Installation and Maintenance
- 9.6225 Irrigation
- 9.6230 Landscape Plans
- 9.6235 Plant Materials Standards
- 9.6240 Preservation of Existing Vegetation
- 9.6250 Street Trees
- 9.6255 Vision Clearance Area Landscaping

MOTOR VEHICLE PARKING AND LOADING STANDARDS

- 9.6400 Purpose of Motor Vehicle Parking and Loading Standards
- 9.6410 Motor Vehicle Parking Standards
- 9.6415 Loading and Drive-Through Design Standards
- 9.6420 Parking Area Standards
- 9.6430 Shared Off-Street Parking
- 9.6435 Special Event Permanent Parking Facilities
- 9.6440 Adjustments to Motor Vehicle Parking and Loading Standards

PUBLIC IMPROVEMENT STANDARDS

- 9.6500 Easements
- 9.6505 Improvements - Specifications
- 9.6510 Stormwater Drainage

SIGN STANDARDS

- 9.6600 Purpose of Sign Standards
- 9.6605 Reconciliation
- 9.6610 Exemptions to Sign Standards
- 9.6615 Prohibited Signs
- 9.6620 Nonconforming Signs
- 9.6625 Permit Required
- 9.6630 Permit Application
- 9.6635 Approval of Permit Application
- 9.6640 General Provisions
- 9.6645 Applicability of Sign Standards
- 9.6650 Residential Sign Standards

Eugene Code

- 9.6655 General Office Sign Standards
- 9.6660 General Commercial Sign Standards
- 9.6665 Shopping Center Sign Standards
- 9.6670 Central Commercial Sign Standards
- 9.6675 Highway Commercial Sign Standards
- 9.6680 Industrial Sign Standards

SITE DEVELOPMENT STANDARDS

- 9.6700 Purpose of Site Development Standards
- 9.6705 Development in Flood Plains - Purpose
- 9.6706 Development in Flood Plains
- 9.6707 Special Flood Hazard Areas Development Permit
- 9.6708 - Variances
- 9.6709 - Standards
- 9.6710 Geological and Geotechnical Analysis
- 9.6715 Height Limitation Areas
- 9.6720 Height Exceptions for Roof Structures and Architectural Features
- 9.6725 Outdoor Lighting Standards
- 9.6730 Pedestrian Circulation On-Site
- 9.6735 Public Access Required
- 9.6740 Recycling and Garbage Screening
- 9.6745 Setbacks - Intrusions Permitted
- 9.6750 Special Setback Standards
- 9.6770 Transit Improvements
- 9.6775 Underground Utilities
- 9.6780 Vision Clearance Area
- 9.6790 Stormwater
 - Management Manual
- 9.6791 - Destination
- 9.6792 - Pollution Reduction
- 9.6793 - Flow Control (Headwaters)
- 9.6794 - Oil Control
- 9.6795 - Source Controls
- 9.6796 - Dedication of Easements
- 9.6797 - Operation and Maintenance

STANDARDS FOR STREETS, ALLEYS, AND OTHER PUBLIC WAYS

- 9.6800 Purpose of Standards for Street, Alleys, and Other Public Ways
- 9.6805 Dedication of Public Ways
- 9.6810 Block Length
- 9.6815 Connectivity for Streets
- 9.6820 Cul-de-Sacs or Emergency Vehicle Turnarounds
- 9.6830 Intersections of Streets and Alleys
- 9.6835 Public Accessways
- 9.6840 Reserve Strips
- 9.6845 Special Safety Requirements
- 9.6850 Street Classification Map
- 9.6855 Street Names

Eugene Code

- 9.6860 Street Right-of-Way Map
- 9.6865 Transit Facilities
- 9.6870 Street Width
- 9.6875 Private Street Design Standards

TREE PRESERVATION AND REMOVAL STANDARDS

- 9.6880 Purpose of Tree Preservation and Removal Standards
- 9.6882 Applicability of Tree Preservation and Removal Standards
- 9.6883 Tree Verification
- 9.6885 Tree Preservation and Removal Standards

APPLICATION PROCEDURES

GENERAL

- 9.7000 Introduction
- 9.7005 Pre-application Conference
- 9.7010 Application Filing
- 9.7015 Application Completeness Review
- 9.7020 Extension of Time Limit Restrictions
- 9.7025 Performance Agreements
- 9.7030 Recordation of Certain City Decisions

APPLICATION REVIEW AUTHORITIES AND PROCESSES

- 9.7035 Application Review Authorities and Processes
- 9.7040 Description of Administrative Decisions Type I
- 9.7045 Description of Quasi-judicial Decisions Type II, Type III, Type IV
- 9.7050 Description of Legislative Decisions Type V
- 9.7055 Applications and Review Authorities
- 9.7060 Appeals

QUASI-JUDICIAL HEARINGS

- 9.7065 Quasi-Judicial Hearings
 - Procedures
- 9.7070 - Presiding Officer
- 9.7072 - Conduct
- 9.7075 - Order of Procedure
- 9.7085 - Burden of Proof
- 9.7090 - Amendment and Suspension of Rules
- 9.7095 - Official Notice and Record of Proceedings

TYPE I APPLICATION PROCEDURES

- 9.7100 General Overview of Type I Application Procedures
- 9.7105 Type I Application Requirements and Criteria Reference
- 9.7110 Decision

Eugene Code

- 9.7115 Notice of Decision
- 9.7120 Expiration of Temporary Manufactured Dwelling Permits

TYPE II APPLICATION PROCEDURE

- 9.7200 General Overview of Type II Application Procedures
- 9.7205 Type II Application Requirements and Criteria Reference
- 9.7210 Notice of Application
- 9.7215 Decision
- 9.7220 Notice of Decision
- 9.7225 Approved Site Plans
- 9.7230 Expiration

TYPE III APPLICATION PROCEDURES

- 9.7300 General Overview of Type III Application Procedures
- 9.7305 Type III Application Requirements and Criteria Reference
- 9.7310 Public Hearing Schedule
- 9.7315 Public Hearing Notice
- 9.7320 Investigation and Report
- 9.7325 Public Hearing Conduct and Procedures
- 9.7330 Decision
- 9.7335 Notice of Decision
- 9.7340 Expiration

TYPE IV APPLICATION PROCEDURES

- 9.7400 General Overview of Type IV Application Procedures
- 9.7405 Type IV Application Requirements and Criteria Reference
- 9.7410 Planning Commission Public Hearing Schedule
- 9.7415 Public Hearing Notice
- 9.7420 Investigation and Report
- 9.7425 Planning Commission Public Hearing Conduct and Procedures
- 9.7430 Planning Commission Recommendation
- 9.7435 City Council Public Hearing Schedule
- 9.7440 Public Hearing Notice
- 9.7445 City Council Public Hearing Conduct and Procedures
- 9.7450 Decision
- 9.7455 Notice of Decision

TYPE V APPLICATION PROCEDURES

- 9.7500 General Overview of Type V Application Procedures
- 9.7505 Type V Application Requirements and Criteria Reference
- 9.7510 City-Initiation of Applications
- 9.7520 Public Hearing Notice
- 9.7525 Investigation and Report
- 9.7535 Planning Commission Public Hearing and Recommendation
- 9.7540 City Council Public Hearing Schedule
- 9.7545 Public Hearing Notice

Eugene Code

- 9.7550 City Council Decision
- 9.7560 Notice of Decision

APPEAL OF PLANNING DIRECTOR'S DECISION

- 9.7600 General Overview of Appeal Procedures
- 9.7605 Filing of Appeal of Planning Director's Decision
- 9.7610 Public Hearing Schedule
- 9.7615 Public Hearing Notice
- 9.7620 Investigation and Report
- 9.7625 Public Hearing Conduct and Procedures
- 9.7630 Decision
- 9.7635 Notice of Decision

APPEAL OF INITIAL HEARINGS OFFICIAL OR HISTORIC REVIEW BOARD DECISION

- 9.7650 General Overview of Appeal Procedures
- 9.7655 Filing of Appeal of Hearings Official or Historic Review Board Initial Decision
- 9.7660 Public Hearing Schedule
- 9.7665 Public Hearing Notice
- 9.7670 Investigation and Report
- 9.7675 Public Hearing Conduct and Procedures
- 9.7680 Decision
- 9.7685 Notice of Decision

METRO PLAN AMENDMENT PROCEDURES

- 9.7700 Description of Metro Plan Amendments
- 9.7705 Metro Plan Amendments - Purpose
- 9.7715 Metro Plan
 - Initiation of Plan Amendments
- 9.7720
 - Referral of Plan Amendment
- 9.7725
 - Plan Amendment Application Fee
- 9.7730
 - Approval of a Plan Amendment
- 9.7735
 - Plan Amendment Approval Process: Single Jurisdiction
- 9.7740
 - Plan Amendment Approval Process: 2 Jurisdictions
- 9.7745
 - Plan Amendment Approval Process: 3 Jurisdictions
- 9.7750
 - Plan Amendment Processes: General Provisions

ANNEXATION APPLICATION PROCEDURES AND CRITERIA

- 9.7800 Description of Annexation Process
- 9.7805 Procedures to Annex Properties
- 9.7810 Changes in Zone
- 9.7815 Public Hearing Schedule
- 9.7820 Public Hearing Notice
- 9.7825 Staff Investigation and Report
- 9.7830 Public Hearing Conduct and Procedures
- 9.7835 Criteria of Approval for Annexations
- 9.7840 Criteria of Approval for Changes in Zone Concurrent with Annexations

Eugene Code

- 9.7845 Planning Commission Decision
- 9.7850 Notice of Decision
- 9.7855 Effective Date
- 9.7860 Appeal of Planning Commission Decision to Deny Annexation Application
- 9.7865 Consideration of Planning Commission Recommendation to Approve Application
- 9.7870 City Submittal of Council Resolutions to Boundary Commission
- 9.7875 Special Service District Withdrawals
- 9.7880 Limitations on Refiling of a Denied Application
- 9.7885 Annexation Procedures for the "Industrial Corridor"

APPLICATION REQUIREMENTS AND CRITERIA

GENERAL

- 9.8000 Introduction
- 9.8005 Applicability and Effect of Application Requirements, Criteria, and Concurrent Review
- 9.8010 List of Adopted Plans

ADJUSTMENT REVIEW

- 9.8015 Adjustment Review
 - Purpose
- 9.8020
 - Applicability
- 9.8025
 - General Requirements
- 9.8030
 - Approval Criteria

ANNEXATIONS

- 9.8035 Annexation Application Requirements and Criteria

CLUSTER SUBDIVISION

- 9.8040 Purpose of Cluster Subdivisions
- 9.8045 Applicability of Cluster Subdivisions
- 9.8050 Cluster Subdivision Application Requirements
- 9.8055 Cluster Subdivision - Approval Criteria – General

CODE AMENDMENTS

- 9.8060 General Requirements
- 9.8065 Code Amendment Approval Criteria

CONDITIONAL USE PERMITS

- 9.8075 Purpose of Conditional Use Permits
- 9.8080 Applicability
- 9.8085 Conditional Use Permit Application Requirements
- 9.8090 Conditional Use Permit Approval Criteria - General

Eugene Code

- 9.8095 Conditions
- 9.8100 Conditional Use Permit Approval Criteria - Needed Housing
- 9.8105 Conditional Use Permits within the NR Natural Resource Zone or /WB
Wetland Buffer Overlay Zone
- 9.8110 Conditional Use Permit
 - Modification Approval Criteria
- 9.8113
 - Revocation

HAZARDOUS MATERIALS REVIEW

- 9.8130 Purpose of Hazardous Materials Review
- 9.8135 Applicability
- 9.8140 General Application Requirements
- 9.8145 Approval Criteria

HISTORIC PROPERTY APPLICATIONS

- 9.8150 Purpose of Historic Property Applications
- 9.8155 Applicability
- 9.8160 General Application Requirements
- 9.8165 Historic Landmark
 - Designation Approval Criteria
- 9.8170
 - Removal of Designation Approval Criteria
- 9.8175 Historic Property
 - Alteration Approval Criteria
- 9.8180
 - Demolition Approval Criteria
- 9.8185
 - Moving Approval Criteria

INTERPRETATIONS

- 9.8187 Interpretations

METRO PLAN AMENDMENTS

- 9.8190 Metro Plan Amendments Application Requirements and Criteria

PARTITIONS, TENTATIVE PLAN

- 9.8200 Purpose of Partitions, Tentative Plan
- 9.8205 Applicability of Partition, Tentative Plan Applications
- 9.8210 Partition, Tentative Plan Application Requirements
- 9.8215 Partition, Tentative Plan Approval Criteria
 - General
- 9.8220
 - Needed Housing

PARTITIONS, FINAL PLAT

- 9.8225 Purpose of Partitions, Final Plat
- 9.8230 Applicability of Partition, Final Plat Applications
- 9.8235 Partition, Final Plat

Eugene Code

- 9.8240 - Application Requirements
- 9.8240 - Approval Criteria
- 9.8245 - Recordation

PLANNED UNIT DEVELOPMENT, TENTATIVE PLAN

- 9.8300 Purpose of Planned Unit Development
- 9.8305 Applicability
- 9.8310 Tentative Planned Unit Development General Application Requirements
- 9.8320 Tentative Planned Unit Development Approval Criteria
 - General
- 9.8325 - Needed Housing
- 9.8330 Site Alteration
- 8.8335 Modifications to Approved Tentative Planned Unit Development

PLANNED UNIT DEVELOPMENT, FINAL PLAN

- 9.8350 Purpose of Planned Unit Developments, Final Plan
- 9.8355 Applicability
- 9.8360 Planned Unit Development, Final Plan Application Requirements
- 9.8365 Final Planned Unit Development Approval Criteria
- 9.8370 Modifications to Approved Planned Unit Development
- 9.8375 Final Planned Unit Development - Landscaping

PROPERTY LINE ADJUSTMENT

- 9.8400 Purpose of Property Line Adjustment
- 9.8405 Applicability of Property Line Adjustment Applications
- 9.8410 Property Line Adjustment
 - Application Requirements
- 9.8415 - Approval Criteria
- 9.8420 Post-Approval Requirements

REFINEMENT PLAN AMENDMENTS

- 9.8421 Purpose of Refinement Plan Amendments
- 9.8422 Applicability
- 9.8423 General Requirements
- 9.8424 Refinement Plan Amendment Approval Criteria

SITE REVIEW

- 9.8425 Purpose of Site Review
- 9.8430 Applicability
- 9.8435 General Requirements
- 9.8440 Site Review Approval Criteria
 - General
- 9.8445 - Needed Housing
- 9.8450 Final Site Review Approval
- 9.8455 Modifications to Approved Site Review Plans

STANDARDS REVIEW

- 9.8460 Purpose of Standards Review
- 9.8465 Applicability
- 9.8470 Standards Review Approval Criteria
- 9.8472 Application Requirements
- 9.8474 Modification

STREET NAME CHANGE

- 9.8475 Purpose of Street Name Changes
- 9.8480 Applicability
- 9.8485 Street Name Change Approval Criteria
- 9.8490 General Requirements

SUBDIVISION, TENTATIVE PLAN

- 9.8500 Purpose of Subdivision, Tentative Plan
- 9.8505 Applicability of Subdivision, Tentative Plan Applications
- 9.8510 Subdivision, Tentative Plan Application Requirements
- 9.8515 Subdivision, Tentative Plan Approval Criteria
 - General
- 9.8520 - Needed Housing

SUBDIVISION, FINAL PLAT

- 9.8550 Purpose of Subdivision, Final Plat
- 9.8555 Applicability of Subdivision, Final Plat Applications
- 9.8560 Subdivision, Final Plat
 - Application Requirements
- 9.8565 - Approval Criteria
- 9.8570 - Recordation
- 9.8575 Special Platting Standards
- 9.8580 Modifications to Approved Subdivision Performance Agreement

TEMPORARY MANUFACTURED DWELLING HARDSHIP PERMITS

- 9.8600 Purpose of Temporary Manufactured Dwelling Hardship Permits
- 9.8605 Applicability
- 9.8610 Temporary Manufactured Dwelling Hardship Permits General Requirements
- 9.8615 Temporary Manufactured Dwelling Hardship Permit Approval Criteria

TRAFFIC IMPACT ANALYSIS REVIEW

- 9.8650 Purpose of Traffic Impact Analysis Review
- 9.8670 Applicability
- 9.8675 General Application Requirements
- 9.8680 Approval Criteria

VACATIONS

- 9.8700 Purpose of Vacations
- 9.8705 Applicability of Vacation Procedures
- 9.8710 Vacations, Application Requirements
- 9.8715 Approval Criteria for the Vacation of an Unimproved Easement
- 9.8720 Approval Criteria for the Vacation of Improved Easements, Unimproved Public Right-of-Way, and Vacation and Rededication of Unimproved Public Right-of-Way
- 9.8725 Approval Criteria for the Vacation of Improved Public Right-of-Way, Public Ways Acquired with Public Funds, and Undeveloped Subdivision and Partition

VARIANCES

- 9.8750 Purpose of Variances
- 9.8755 Applicability
- 9.8760 Approval Criteria for Variances

WILLAMETTE GREENWAY PERMITS

- 9.8800 Purpose of Willamette Greenway Permits
- 9.8805 Applicability
- 9.8810 General Requirements
- 9.8815 Willamette Greenway Permit Approval Criteria and Standards
- 9.8825 Modifications to a Willamette Greenway Permit

ZONE CHANGE

- 9.8850 Purpose of Zone Changes
- 9.8855 Applicability
- 9.8860 General Requirements
- 9.8865 Zone Change Approval Criteria

ADOPTED PLAN POLICIES

- 9.9500 Adopted Plan Policies
- 9.9510 Bethel-Danebo Refinement Plan Policies
- 9.9515 Central Area Transportation Study (CATS) Policies
- 9.9520 Comprehensive Stormwater Management Plan Policies
- 9.9530 Eugene Commercial Lands Study Policies
- 9.9540 Eugene Downtown Plan Policies
- 9.9560 Eugene-Springfield Metropolitan Area General Plan (Metro Plan)
- 9.9570 Fairmount/U of O Special Area Study Policies
- 9.9580 Jefferson/Far West Refinement Plan Policies
- 9.9590 Laurel Hill Plan Policies
- 9.9600 19th and Agate Special Area Study Policies
- 9.9610 River Road - Santa Clara Urban Facilities Plan Policies
- 9.9620 Riverfront Park Study
- 9.9630 South Hills Study Policies

Eugene Code

9.9640	South Willamette Subarea Study Policies
9.9650	TransPlan Policies
9.9660	West Eugene Wetlands Plan Policies
9.9670	West University Refinement Plan Policies
9.9680	Westside Neighborhood Plan Policies
9.9690	Whiteaker Plan Policies
9.9700	Willakenzie Area Plan Policies
9.9710	Willow Creek Special Area Study Policies